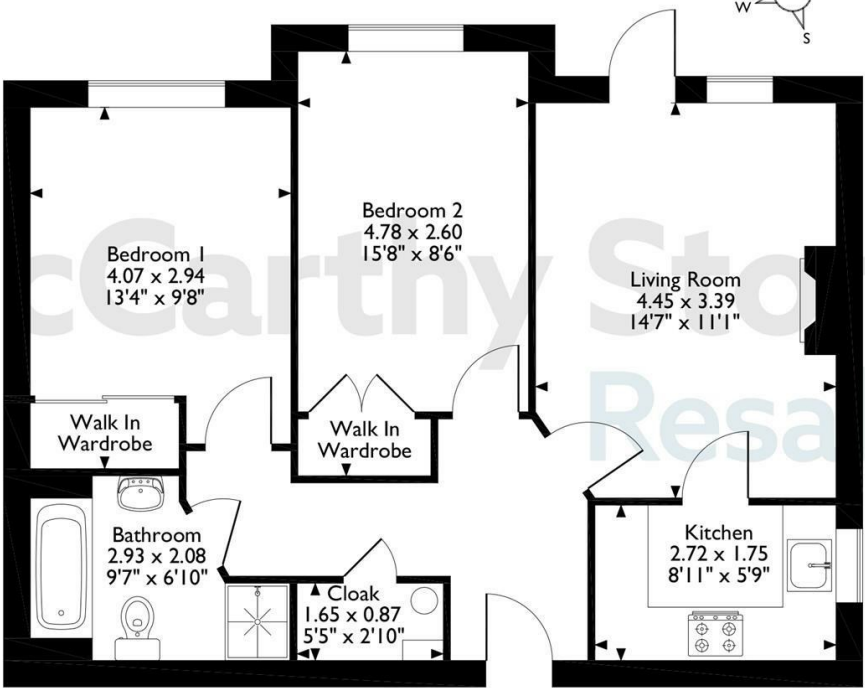


Wherry Court, Apartment 34, 149, Yarmouth Road, Norwich, Norfolk
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



34 Wherry Court

Yarmouth Road, Norwich, NR7 0SJ



Asking price £207,000 Leasehold

A spacious TWO BEDROOM apartment situated on the SECOND FLOOR with French doors opening onto a PATIO AREA with direct access to the communal gardens. Kitchen with integrated appliances, two DOUBLE bedrooms, bathroom with fitted suite, Wherry Court, a McCarthy Stone retirement living development is nestled in Thorpe St Andrew and boasts landscaped gardens as well as a homeowners lounge where SOCIAL events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

Wherry Court, Yarmouth Road, Thorpe St. Andrew, Norwich

Wherry Court

Wherry Court, comprising 48 one and two bedroom apartments, has been designed and constructed for modern living. The apartments boast electric heating throughout, TV points with provision for Sky+ connection points in living rooms, built in wardrobes in main bedroom and Juliette balconies to selected apartments. The dedicated House Manager is on site during their working hours to take care of the running of the development and make you feel at home. Wherry Court offers extensive landscaped gardens which include a wooded area, several seating areas, and raised beds where Homeowners can grow their own fruit and vegetables. There are also many protected large trees and shrubs. There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Laundry room, homeowners lounge, and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this well presented TWO bedroom apartment with a bright outlook towards the rear gardens. The apartment is positioned on the Second floor with direct access to the garden from the rear. The apartment is neutrally decorated throughout enabling any new owner to make it their own!

Entrance hall

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response module is situated. From the hallway there is a door to a large storage cupboard (Plusacol thermal storage unit new 2020) Light switches, smoke detector, electric storage radiator new as of 2021 and security entry system with intercom. Doors lead to the lounge, bedrooms and shower room.



Lounge

A bright living area with a French door opening onto a patio which provides views towards the landscaped rear gardens, perfect for a bistro table to enjoy the view. The room provides ample space for dining. TV point with the provision for Sky+. Telephone point, two ceiling lights and raised electric power sockets. Partially glazed doors lead onto a separate kitchen. The lounge encompasses a limestone fire surround and a Dream Gold fire providing a focal point in the room. A wall mounted storage heater new as of 2021.

Kitchen

Fitted kitchen with a range of modern base and wall units - with under lighting to the wall units, fitted roll edge work surfaces and tiled splash backs. Composite white sink (recently replaced) sits below the garden facing window with blind. Built in oven, four ring induction hob (recently replaced) and cooker hood above, dishwasher. Larger freestanding fridge/freezer.

Master Bedroom

A light and spacious double room which benefits from a mirror fronted sliding wardrobe. TV point with the provision for Sky+. Telephone point, ceiling light and raised electric power sockets. Wall mounted convector heater.

Bedroom Two

A light and spacious double room with views over the rear elevations and wardrobe providing ample clothes storage. This room has the potential to be used as a hobby room, study or dining area. Raised power sockets and TV points for convenience. Ceiling light point. Wall mounted convector heater.

Bathroom

Fully tiled room and fitted suite comprising; large shower cubicle with grab rails and glass screen; WC, Bath, vanity unit with inset wash basin and mirror above; shaver point; emergency pull-cord; heated towel rail. Wall mounted heater.

Service charge

- Onsite house manager, during working hours
- 24-hour emergency call system
- Water rates for communal areas and apartments
- Contingency fund including internal and external redecoration



2 bed | £207,000

- of communal areas
- Buildings insurance
 - Cleaning of communal windows
 - Electricity, heating, lighting and power to communal areas
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge: £4,131.84 per annum (for financial year ending 31/03/2026)

****Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Parking Permit Scheme (subject to availability) Parking is by allocated space subject to availability. The fee is £250 per annum at present, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease length: 125 years from 1st Jan 2012
Ground rent: £425 per annum
Ground rent review: 1st Jan 2027

Moving Made Easy & Additional Information Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

